



MARCELA CAMBLOR & ASSOCIATES, INC  
Town Planning • Architectural Design

24-03-2021

**Electronic Delivery**

Tom Reetz  
Senior Planner  
Development Department  
City of Stuart  
121 SW Flagler Avenue  
Stuart, FL 34994

**RE: Central Parkway Lofts – Request for Major Planned Unit Development (UPUD)**

Dear Tom,

Further to the March 8 2021 City Commission meeting first reading, the plan sets have been modified to include key comments raised by Commissioners and third parties as follows:

1. **Reduction of Density:** Building 5 (five) has been removed from the Central Parkway Lofts site plan, reducing the overall total number of dwelling units from 196 to 172. The proposed density has been reduced from 29.47 dwelling units per acre to 25.86 dwelling units per acre. Of note is that market-rate unit density is 23.27du/ac. The remaining density is workforce housing units.
2. **Increased Parking:** Parking has been increased from 299 to 303. The reduction of density has consequently reduced the parking requirements. The provision of 303 spaces means that 76% of the units (131 units) will have 2 parking spaces and 24% of the units will have 1 parking space. Another way of presenting this is a ration of 1.76 spaces per unit. Additionally, as stated in previous submissions, 25% of the units will be age restricted and 10% of the units will be income restricted. Both of these restrictions result in reduced vehicles. Of note as well is the fact that the previous zoning on the site was CPUD, and not R3, therefore comparisons to R3 parking requirements and density are not fully appropriate. The comprehensive plan states that the PUD process enables up to 30 du/ac, provided and guided by the public benefit provided by the project.
3. **Increased Open Space and Recreation Area:** The removal of building 5 provides open space adjacent to the head of the City's natural system to the north. A total of 24 residential units have been replaced with a community lawn, tot lot/splash pad, pickleball court, a pavilion/grill area, an 800 s.f. maintenance building.
4. **Enhanced Traffic Safety:** The median on Central Parkway is modified to allow for left turns and eliminate U-turns.

**Public Works**

**Water** – The plan set has been updated reflect the master meter assemblies have been relocated out to near the SE Central Parkway right-of-way and within the parcel boundaries. Should the City require, easements, they will be added accordingly.

A note has also been added to the plan set confirming 'All water infrastructure beyond the Master Meter assembly will remain privately owned and maintained'.

**Sanitary Sewer – North Site**

The gravity sewer main for the north campus has been reconfigured to connect directly to the existing Lift Station #32 wetwell.

A note has been added to the plan set confirming 'The proposed gravity sewer infrastructure will be privately owned and maintained.

An analysis of existing Lift Station #32 will be performed and any necessary upgrades due to the additional flows directed from this project to the station will be the responsibility of the developers of this project.

**Sanitary Sewer – South Site**

Lift station access has been designed to take place through/from within the parcel. The proposed access driveway has been removed as per staff's request.

**Fire Department Review Comments:**

1. Autoturn details are attached to this response showing the fire department apparatus circulated through each drive aisle for both campuses with no issues. The entire project has been designed to meet the minimum design standards, including a minimum of 20 ft. driveway widths, to accommodate a fire truck and any other emergency services vehicle.
2. Details of the stabilized fire truck exit have been designed in accordance with NFPA 18.2.3.5.2 and added to the plan set.
3. All FDCs locations have been updated to be no greater than 100 feet from a fire hydrant and also meet the requirements of NFPA 14 (2016) 6.4.5.4.

We trust the attached information addresses a number of the issues raised during the March 8, 2021 City Commission and look forward to receiving confirmation from staff ahead of the City Commission second reading.

Sincerely,



Marcela Cambor-Cutsaimanis, AICP  
Principal, Marcela Cambor & Associates, Inc.

Encl.